



**TOWN OF FRANKLIN
BYLAW AMENDMENT 21-868
CHAPTER 185, ZONING ARTICLE V. SPECIAL REGULATIONS**

A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT CHAPTER 185, ZONING.

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL that Code of the Town of Franklin Chapter 185, Zoning, Article V Special Regulations, Section 185-31, Site Plan and Design Review, C. Site plan approval 4. Review Criteria be amended by adding a new subparagraph g as follows:

§ 185-31 Site plan and design review.

1. Site plan review.
- C. Site plan approval.
- (4) Review criteria. The Planning Board shall approve a site plan only upon its determination of the following:
 - (a) Internal circulation, queuing, entrance and egress are such that traffic safety is protected and access via secondary streets servicing residential neighborhoods is minimized.
 - (b) Reasonable use is made of building location, grading and vegetation to reduce visibility of structures, parking area, outside storage or other outdoor service areas (e.g., waste removal) from public views.
 - (c) Adequate access to each structure for fire and service equipment is provided.
 - (d) Utilities, drainage and fire-protection provisions serving the site provide functional service to each structure and paved area in the same manner as required for lots within a subdivision.
 - (e) No site feature or activity shall create glare or illumination which extends beyond a site's property lines and creates a hazard or nuisance to neighboring property owners or on adjacent roadways. Lighting shall be designed to provide the minimum illumination necessary for the safety and security of the proposed activity. Lighting shall be designed such that the light source is shielded and the light is directed downward.
 - (f) Proposed limit of work is reasonable and protects sensitive environmental and/or cultural resources. The site plan as designed will not cause substantial or irrevocable damage to the environment, which damage could be avoided or mitigated through an alternative development plan.
 - (g) In accordance with the most recent Town of Franklin MS4 Permit, the use of Low Impact Development and Green Infrastructure practices are encouraged and shall be incorporated into the site plan to the maximum extent feasible.
- (hg) All other requirements of the Zoning Bylaw are satisfied.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2021

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

A True Record Attest:

Nancy Danello
Temporary Town Clerk

Glenn Jones, Clerk
Franklin Town Council